



280 LAURIER AVE. E.
 SITE PLAN OF SURVEY LOT 5 AND PART OF LOT 6 (SOUTH LAURIER AVENUE) REGISTERED PLAN 14349, CITY OF OTTAWA
 SURVEY INFO TAKEN FROM LOT 5 AND PART OF LOT 6 (SOUTH LAURIER AVENUE) REGISTERED PLAN 14349, CITY OF OTTAWA
 PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEK LTD. COMPLETED FEBRUARY 5, 2021

RAUD [480]- RESIDENTIAL FOURTH DENSITY ZONE (SEC. 161-162) CITY OF OTTAWA;
 DWELLING TYPE: NEW ADDITION TO EXISTING 6 STOREY MID RISE APARTMENT BUILDING (RENTALS)

| ZONING MECHANISMS | REQUIREMENT | PROVIDED | NOTES |
|--|--|--------------------------------|----------------|
| A) MINIMUM LOT AREA | 450 m ² | 895.5 m ² | |
| B) MINIMUM LOT WIDTH | 15 m | 27.95 m | |
| C) MINIMUM LOT DEPTH | N/A | 32 m | |
| D) MINIMUM FRONT YARD SET BACK | AVERAGE (4.5m+4.01m) / 2 = 4.255m | 4.25 m | |
| E) MINIMUM CORNER YARD SET BACK | AVERAGE (3m+0m) / 2 = 1.5m | 0 m (EXISTING) | |
| F) MINIMUM INTERIOR SIDE YARD SETBACK | 1.5 m | 1.5 m | |
| G) MINIMUM REAR YARD SET BACK | 1.2 m | 6.43 m | |
| H) * MINIMUM REAR YARD AREA (SEE BY-LAW PROVISION AMENDMENTS OUTLINED BELOW) | 30% of 27.95 m x 30% of 32 m = 80.5 m ² | 79.4 m ² | MINOR VARIANCE |
| I) MAXIMUM BUILDING HEIGHT | 14.5 m | 13 m | |
| J) VEHICLE PARKING (RESIDENTS) | 44x0.5=22 | 0 | |
| VEHICLE PARKING (VISITOR) | 44x0.1=4.4 | 0 | |
| VEHICLE PARKING (TOTAL) | 26.4 | 0 | MINOR VARIANCE |
| K) BIKE SPACES | 56x0.5=28 | 18 (STACKED) INDOOR +7 OUTDOOR | |

| | REQUIREMENT | PROVIDED | EXISTING |
|---------------------------------------|-------------|---|----------|
| L) AMENITY AREA | 0 | 101.2 m ² @ BACK & 15.6 m ² BALCONIES TOTAL = 116.8 m ² | |
| M) FRONT YARD, SOFTSCAPING PERCENTAGE | 40% | 42.1% | |
| N) REAR YARD, SOFTSCAPING PERCENTAGE | 50% | 54.8% | |

| BUILDING AREA | | | |
|---------------|---------------------|----------------------|-----------------------|
| FLOOR NAME | EXISTING | PROPOSED ADDITION | TOTAL |
| BASEMENT | 341 m ² | 193.6 m ² | 534.6 m ² |
| GROUND FLOOR | 341 m ² | 193.6 m ² | 534.6 m ² |
| SECOND FLOOR | 341 m ² | 193.6 m ² | 534.6 m ² |
| THIRD FLOOR | 341 m ² | 193.6 m ² | 534.6 m ² |
| FOURTH FLOOR | 341 m ² | 0 m ² | 341 m ² |
| FIFTH FLOOR | 341 m ² | 0 m ² | 341 m ² |
| SIXTH FLOOR | 341 m ² | 0 m ² | 341 m ² |
| TOTAL | 2387 m ² | 774.4 m ² | 3161.4 m ² |

| | BACHELOR | 1 BED | 2 BED | TOTAL |
|--------------------|----------|-------|-------|-------|
| EXISTING BUILDING | 29 | 11 | 0 | 40 |
| PROPOSED ADDITION | 14 | 0 | 4 | 18 |
| TOTAL | 43 | 11 | 4 | 58 |
| REQUIRED 2 BEDROOM | | | 4 | |
| PROPOSED 2 BEDROOM | | | 4 | |

SITE PLAN
 SCALE: 1:100



(DESIGN ONLY)
 OTTAWA CARLETON CONSTRUCTION GROUP LTD. - BCIN# 112782
 337 SUNNYSIDE AVE, SUITE 101, OTTAWA, ON K1S 0R9

FERNANDO MATOS - BCIN# 22431
 613-884-4425
 QUALIFICATION INFO
 SMALL BUILDINGS

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

RESPONSIBILITIES:
 DO NOT SCALE DRAWINGS
 ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE (OBC) 2012
 ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BY-LAWS HAVING JURISDICTION
 IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DESIGNER
 COPYRIGHT RESERVED

GENERAL NOTES:

280 LAURIER AVE. E.
 NEW ADDITION TO
 EXISTING 6 STOREY BUILDING

| CONSULTANTS | |
|--------------|---------------------|
| STRUCTURAL - | MDY |
| MECHANICAL - | |
| ELECTRICAL - | |
| 9 | |
| 8 | |
| 7 | |
| 6 | |
| 5 | |
| 4 | |
| 3 | |
| 2 | |
| 1 | |
| NO. | REVISION/ISSUE DATE |

PROJECT:
 280 LAURIER AVE. E.
 NEW ADDITION TO
 EXISTING 6 STOREY BUILDING
 280 LAURIER AVE. E.
 OTTAWA, ON K1S 0R9

SITE PLAN

DRAWN BY: L.T. SHEET:
 DATE: MARCH 29, 2021
 SCALE: AS NOTED
A0